



237 Riverside

Burlington, VT

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ZONING INFORMATION

Zoning District:
Neighborhood Mixed Use District

NAC-Riverside

- 2.0 FAR
- 80% maximum Lot Coverage
- 0 feet front, side, and rear setback
- Minimum height = 22'; Maximum height = 35'

- Table 4.4.2-2 Maximum FAR and Building Heights with Bonuses
NAC-R 3.0FAR, 45 feet

- Appendix A – Multi Family permitted

Development Bonuses

Inclusionary housing per Article 9, Part 1

- 15% of 45 units = 10 units minimum to be Inclusionary Units
- Section 9.1.12
 - NAC-R2.5FAR, 47' feet, set back 10' along the street façade

- Section 9.1.14
 - The inclusionary units will be similar to the market rate units
 - The inclusionary unit floor area will be identical to the market rate units

RCO District – Conservation

RCO-C

- 5% Lot Coverage
- 15' front setback, 10% side setback, 25% rear setback
- Maximum height = 25'

LOT SIZE (including RCO) = 72,350 sf

250' RCO zone

BUILDABLE AREA = 16,050 sf

80% lot coverage allowed

.80 x 72,350 = 57,880 sf

TOTAL proposed conditioned square footage = 39,575 sf

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PROJECT INFORMATION & GOALS

The overarching goal of this project is to offer new, modern, environmentally conscious, sustainable, and attainable labor force housing in Burlington. The units will be relatively small and at a price point targeted toward workers, couples or single residents looking to live within the city, affordably. The units will have access directly outside of the "front" door to the bike lanes, foot path, and bus transportation providing easy access to the center of Burlington and Winooski.

- Fossil fuel free
- Carbon neutral
- Highest degree of energy efficiency; approaching net zero
- Modern, progressive housing on an underutilized site

PROJECT DESCRIPTION

Micro-Unit Apartments - 48 at approximately 350 square feet each over 2 levels

Loft Unit Apartments - 5 at approximately 645 square feet and 12 at approximately 522 square feet on level 4

Street level lobby serving the residential levels above

45 parking spaces on grade

Bicycle storage on site

Community kitchen, laundry, and gathering spaces

Potential for a formalized path between UVM and Site

Potential outdoor recreational space looking out toward the river

STREET LEVEL 1,328 SF of Lobby, Commercial, & Support Space

SECOND LEVEL 13,072 SF of Residential

THIRD LEVEL 11,585 SF of Residential

FOURTH LEVEL 9,842 SF of Residential

LOFT LEVEL 3,748 SF of Residential

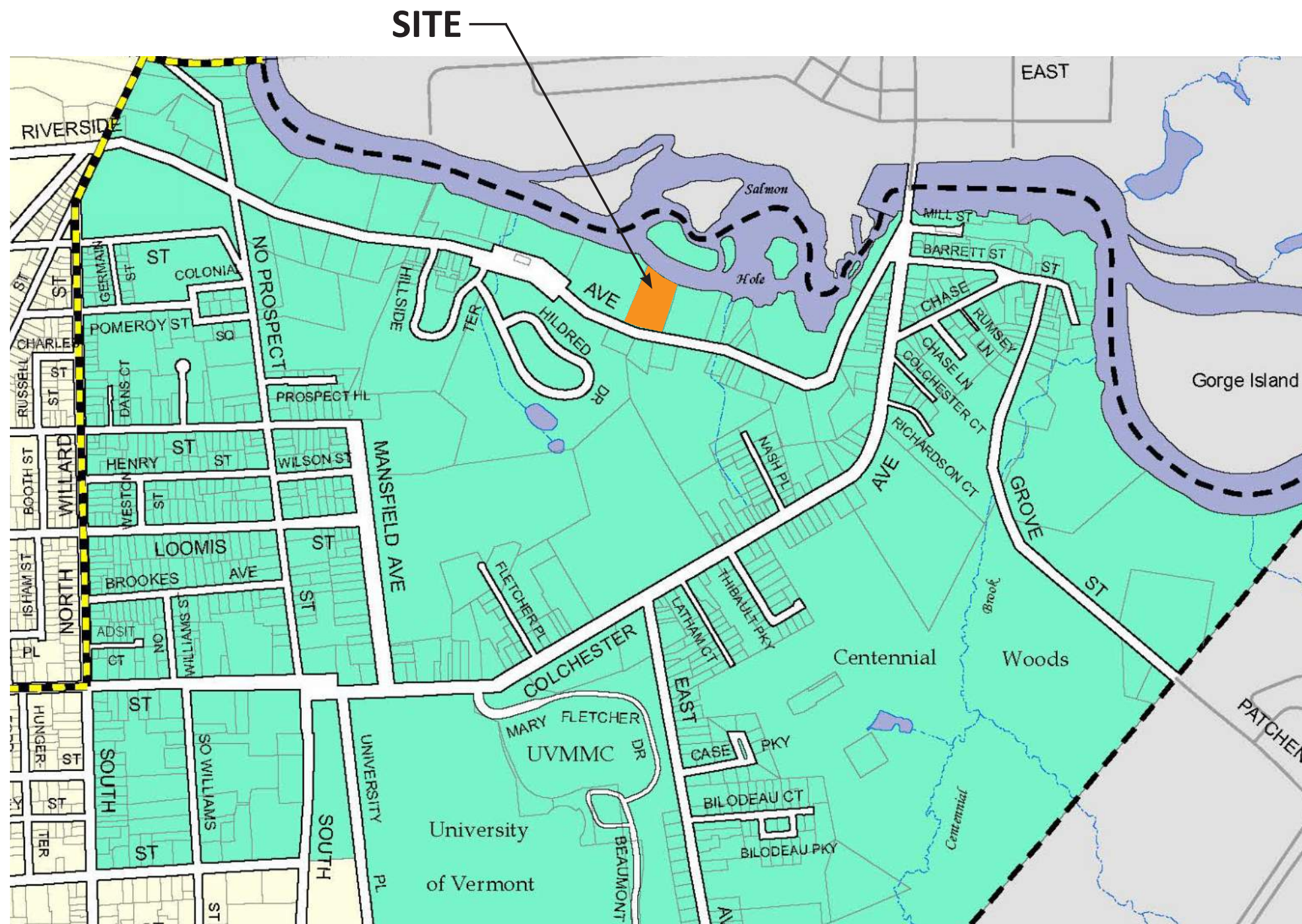
AREA 39,575 SF (not including parking)

HEIGHT 47' above sidewalk level

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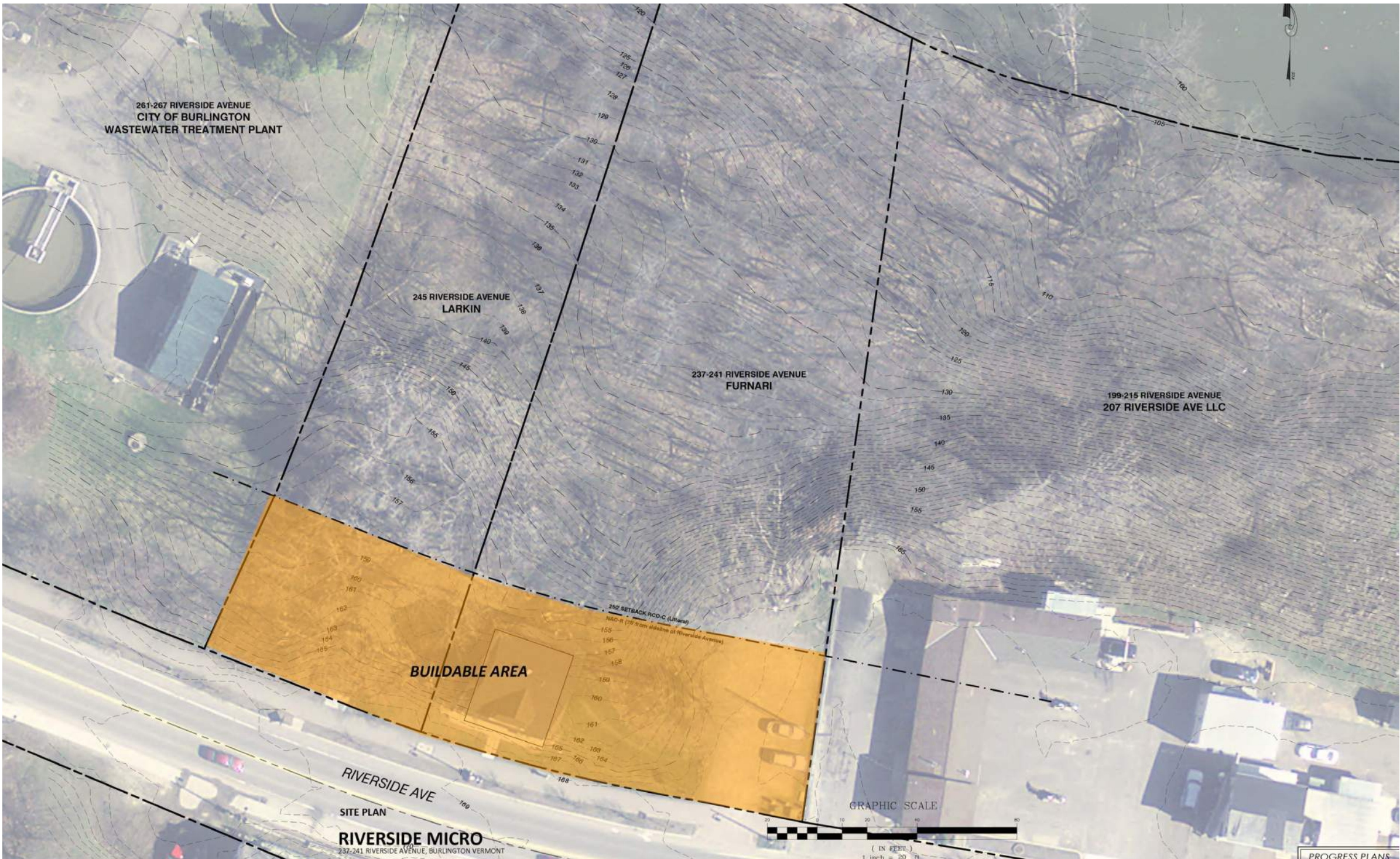


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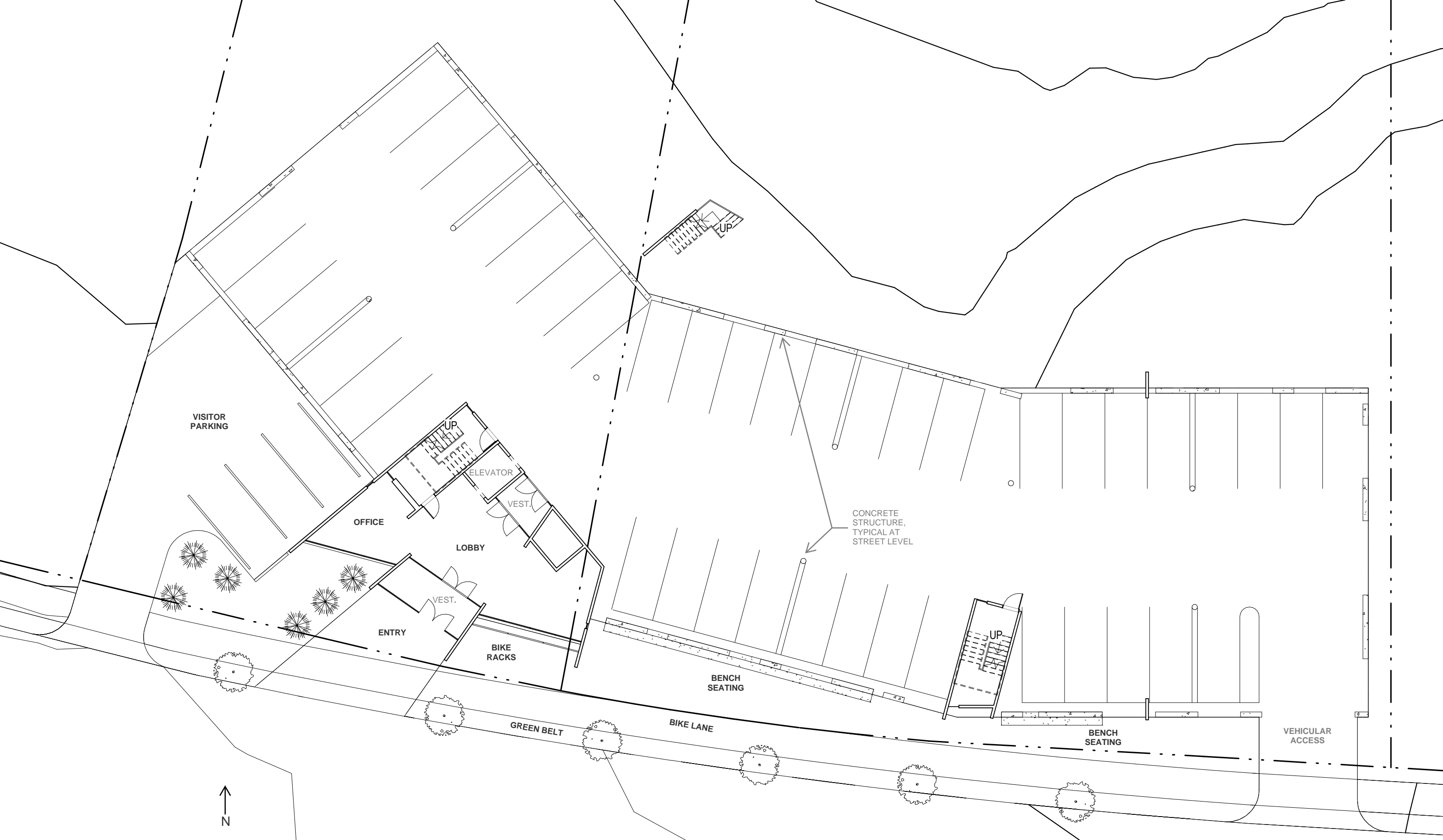


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LEVEL 1

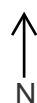
1/16" = 1'-0"





LEVEL 1 HOUSING

- 24 Units, approximately 350 square feet
- Community Amenities
- Covered Outdoor Space
- Access to Site



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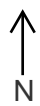
LEVEL 2

1/16" = 1'-0"



LEVEL 2 HOUSING

- 24 Units, approximately 350 square feet
- Community Amenities



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LEVEL 3

1/16" = 1'-0"



LEVEL 3 HOUSING

- 5 Units, approximately 645 square feet
- 12 Units, approximately 522 square feet
- 2 Courtesy Units
- Community Amenities
- Private Outdoor Space



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LEVEL 4

1/16" = 1'-0"



LEVEL 4 HOUSING
- Lofted Bedroom for each unit



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LEVEL 5

1/16" = 1'-0"



